



# 13104 Elbow Drive Calgary Alberta

\$347,500

Welcome to the perfect townhome, a charming and fully renovated 1032 sqft 2-bedroom, 1-bath retreat just steps from Fish Creek Provincial Park. Imagine stepping out of your door and into one of the most stunning parks Calgary has to offer! Step inside to find a bright white kitchen and warm cozy living space. The open layout boasts a bright and spacious family room, perfect for relaxing or entertaining. The kitchen has been thoughtfully updated, features newer appliances and flows seamlessly into a generously sized dining area--ideal for family dinners or hosting friends. For your convenience, the main level features a well-placed laundry room, new washer & dryer and featuring tons of storage with plenty of space throughout to keep your belongings organized and out of sight. Upstairs, you'll find two well-proportioned bedrooms, each offering comfort and privacy. Your master retreat also features a wonderful private upper level balcony to escape and enjoy the outdoors. The main 5-piece bathroom is simply gorgeous and is easily accessible from both bedrooms. Outside, a private deck awaits, perfect for sipping your morning coffee, enjoying an evening BBQ, or simply soaking in the peaceful surroundings. The complex itself is perched on a ridge overlooking Fish Creek Park, making it a haven for outdoor enthusiasts. With miles of walking and biking paths, picnic spots, and BBQ areas, adventure is at your doorstep. Convenient access to transit makes commuting a breeze. Don't miss the chance to make this exceptional townhome yours--a perfect blend of nature, comfort, and style awaits you. (id:6769)

Primary Bedroom 10.58 Ft x 14.58 Ft  
 Bedroom 8.33 Ft x 11.42 Ft  
 5pc Bathroom 7.33 Ft x 8.00 Ft  
 Other 6.08 Ft x 10.42 Ft  
 Living room 12.67 Ft x 173.00 Ft

Dining room 9.00 Ft x 10.58 Ft  
 Kitchen 6.33 Ft x 8.50 Ft  
 Laundry room 7.33 Ft x 8.58 Ft  
 Other 10.42 Ft x 10.58 Ft

Listing Presented By:



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Century 21 Foothills Real Estate

**RE/MAX Realty Professionals**

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